



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-18

LEGISTAR: 20150384

LANDOWNERS: Marietta Housing Authority
a/k/a The Housing Authority of the City of Marietta
P.O. Box Drawer K
Marietta, GA 30060

APPLICANT: JW Homes, LLC
4125 Atlanta Road SE
Smyrna, GA 30080

AGENT: J. Kevin Moore, Esq.
Moore, Ingram, Johnson, & Steele, LLP
326 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: 306 & 321 Lemon Street; 345 Fort Street

PARCEL DESCRIPTION: 16 11610 0950
16 12160 0010
16 12160 0160

AREA: 6.32 acres **COUNCIL WARD:** 5

EXISTING ZONING: PRD-MF (Planned Residential Development –
Multi Family)

REQUEST: PRD-SF (Planned Residential Development –
Single Family)

FUTURE LAND USE: MDR (Medium Density Residential)

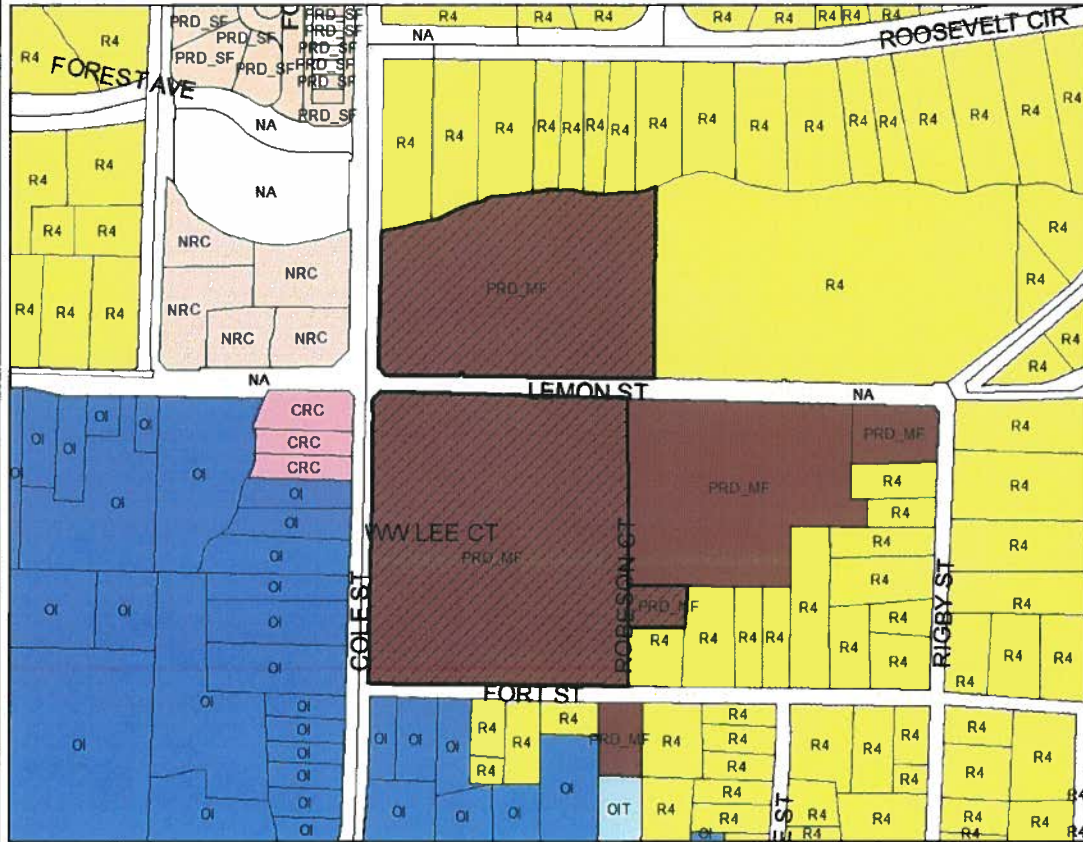
REASON FOR REQUEST: The applicant is requesting the rezoning of these properties to PRD-SF so they may be developed into a 56 unit (34 detached; 22 attached) single family development.

PLANNING COMMISSION HEARING: Tuesday, June 2, 2015 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, June 10, 2015 7:00 p.m

MAP

City of Marietta Area Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL
R-1 One Unit/Acre
R-2 Two Units/Acre
R-3 Three Units/Acre
R-4 Four Units/Acre
ATTACHED FAMILY RESIDENTIAL
RA-4 Four Units/Acre
RA-6 Six Units/Acre
RA-8 Eight Units/Acre
PRD(SF) Planned Residential Dev.
MHP Mobile Home Park
MULTI FAMILY RESIDENTIAL
RM-8 Eight Units/Acre
RM-10 Ten Units/Acre
RM-12 Twelve Units/Acre
RHR Residential High Rise
PRD(MF) Planned Residential Dev.

COMMERCIAL
NRC Neighborhood Retail
CRC Community Retail
RRC Regional Retail
CBD Central Business District
PCD Planned Commercial Dev.
MXD Mixed-Use Dev.
CIT Office Institutional Trans.
LRO Low-Rise Office
OI Office Institutional
OS Office Services
OHR Office High-Rise
INDUSTRIAL
LI Light Industrial
HI Heavy Industrial
PID Planned Industrial Dev.

District

16
16
16

Land Lot

11610
12160
12160

Parcel

0950
0010
0160

Current Zoning

PRD-MF
PRD-MF
PRD-MF

Proposed Zoning

PRD-SF
PRD-SF
PRD-SF

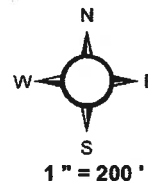
Comments:

306 & 321 Lemon St
345 Fort St

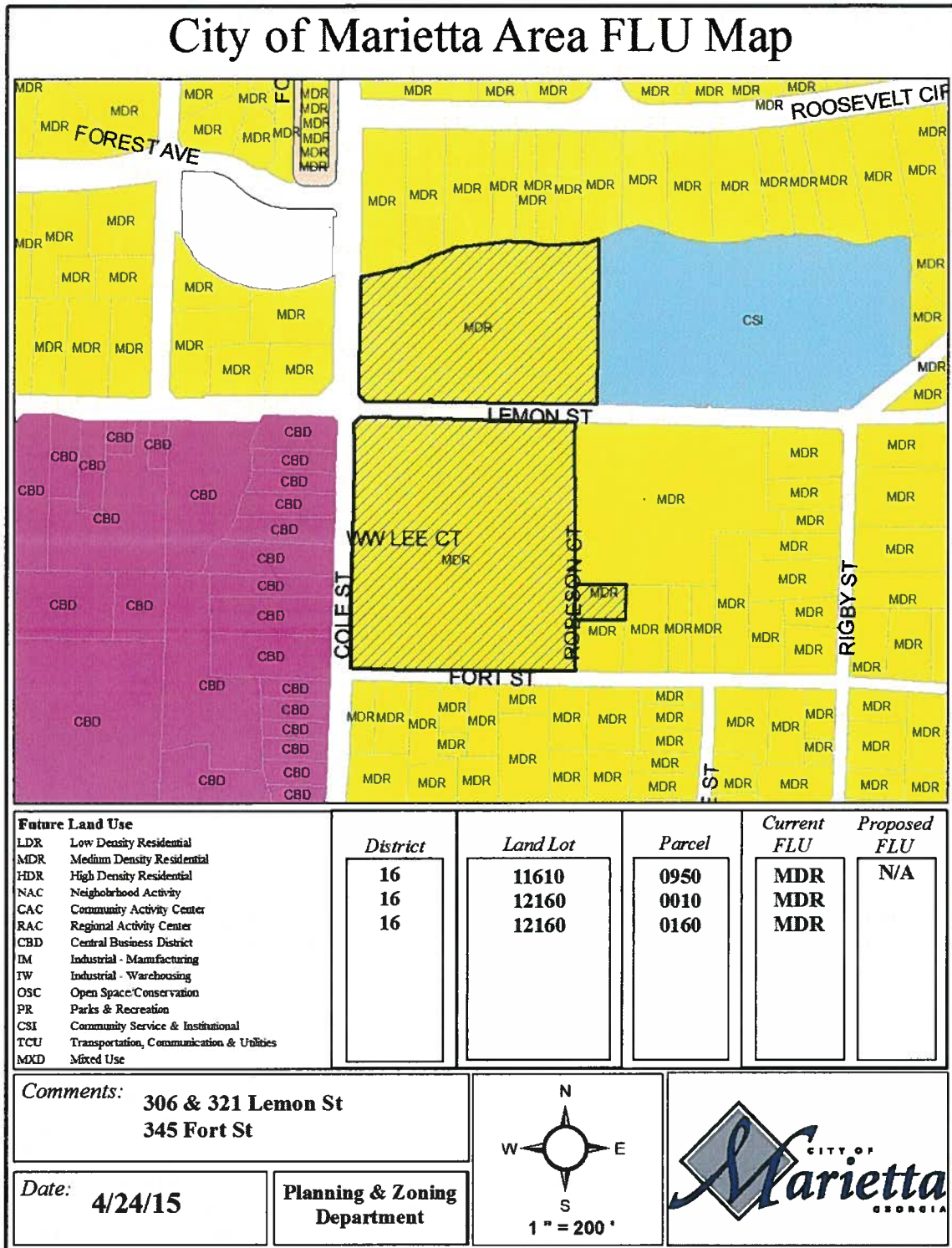
Date:

4/24/15

Planning & Zoning
Department



FLU MAP



PICTURES OF PROPERTY



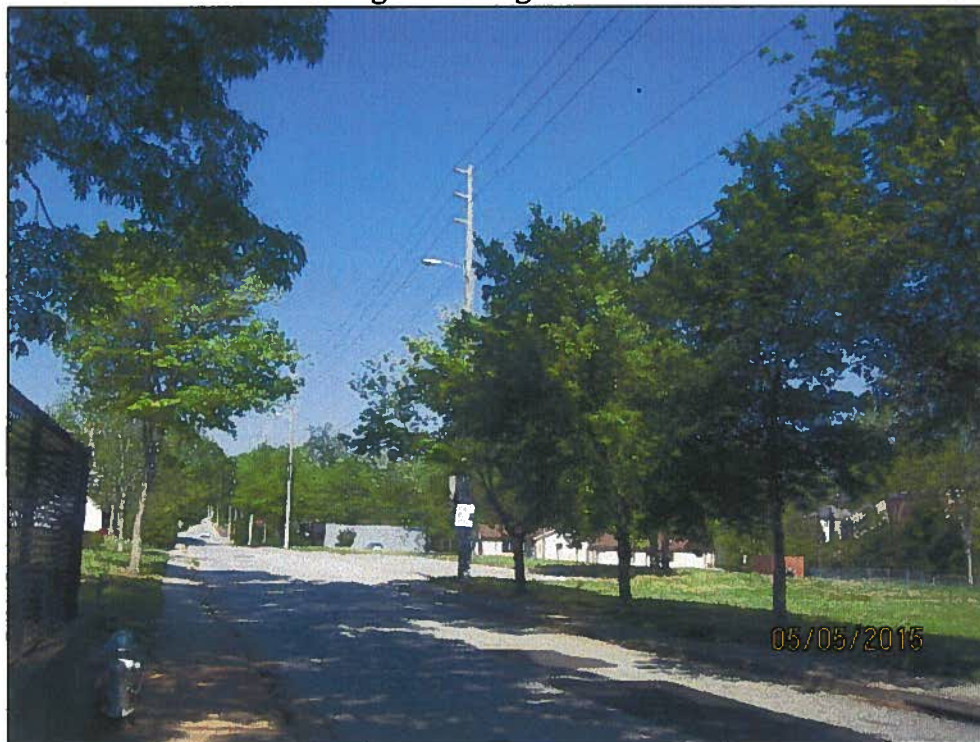
Northeastern corner of Fort and Cole Streets



Northeastern corner of Lemon and Cole Streets



Looking east along Lemon Street



Looking west along Lemon Street



Eastern property line looking south beside Lemon Street School



345 Fort Street



Looking northwest along Fort Street



Looking northwest across property

STAFF ANALYSIS

Location Compatibility

JW Homes, LLC is requesting the rezoning of the former Fort Hill Homes site, currently zoned PRD-MF (Planned Residential Development – Multi Family), to PRD-SF (Planned Residential Development – Single Family) so it may be developed into a fifty six (56) unit single family development. JW Homes, LLC is the current builder for Meeting Park and is set to acquire the property from Marietta Housing Authority. The three properties, 306 & 321 Lemon Street and 345 Fort Street, total 6.32 acres and is currently vacant; Fort Hill Homes was demolished in 2013.

Properties to the north are zoned R-4 (Single Family Residential – 4 units / acre) along Roosevelt Circle. To the east are properties zoned PRD-MF and R-4 and owned by the Marietta Board of Education. Across Fort Street to the south are a mixture of vacant lots and residences zoned OI (Office Institutional), R-4, and PRD-MF. Marietta Housing Authority offices, Cole Street Baptist Church, a small retail shopping center, and a few residences lie across Cole Street to the west. These properties are zoned OI, CRC (Community Retail Commercial), and NRC (Neighborhood Retail Commercial).

Use Potential and Impacts

The submitted plan proposes the construction of twenty three (23) units on the parcel north of Lemon Street (321 Lemon Street), thirty two (32) units in the block bound by Fort, Cole, and Lemon Streets, and one (1) unit on the east side of a new, private drive connecting Lemon and Fort Streets. Fort Street is currently a one way street for traffic traveling east to west and exiting onto Cole Street. All of these streets are classified as local roads, although Cole Street experiences much more traffic than the others.

Fifty six (56) units built upon 6.32 acres results in a density of 8.9 units/acre. However, this does not take into consideration proposed right of way donation and area located within the floodplain, both of which are deducted for the purposes of calculating density. The density will be closer to 9.7 units/acre with the floodplain and right of way deducted. The applicant has stated that residential uses are encouraged near the central business district, so residents are closer to employment centers, community activities, events, and retail; and thus, higher residential densities should be encouraged. Densities of other residential single family developments near to the Square are as follows:

Development	Units	Acreage	Density
Meeting Park*	126	10.88	11.6
Marietta Walk (I&II)	72 + 12	8.42 + 2.181	8
Montgomery Park	45	10.45	4.3
Manget	149	18.19	8.2
Boston Homes	99	15.5	6.4
Manor Park	36	4.29	8.4

**Not including pending Z2015-07 for 233 Waterman St (6 additional units)*

The future land use designation for these parcels is medium density residential (MDR), which is suitable for residential projects ranging from three (3) to six (6) units per acre. Although the proposed density for Fort Hill exceeds that specified for MDR, the future land use category for these parcels does not take into account the proximity to the central business district and biggest activity center in the City. It will also serve as an appropriate transition to the lower density residential areas located along Roosevelt Circle to the north and Lemon and Fort Streets to the east. As a result, this rezoning proposal is supported by the City's Comprehensive Plan.

Environmental Impacts

The parcel north of Lemon Street (321 Lemon Street) contains both floodplain and a stream along the northern property line. The general and detailed plan submitted show demolition and construction within the state's 25' buffer, City's 50' undisturbed buffer, and City's 75' impervious buffers in addition to improperly drawn flood plan boundaries. Further, there is no discernable stormwater detention area shown and the tree plan submitted does not contain the necessary information to determine whether the project intends to comply with the City's Tree Ordinance.

Economic Functionality

This property has only been vacant for the past few years. Before it was demolished it contained one hundred twenty (120) apartments and was the last standing federal housing project in the City. As with Boston Homes, Lyman Homes, Johnny Walker Homes, the Marietta Housing Authority is seeking to sell the Fort Hill property to a private developer for construction of single family homes. Recent trends show single family home sites built near the Square are selling very quickly. Montgomery Park is completely built and occupied; homes in Meeting Park and Manget are being constructed and sold similarly. If this trend continues, the subject property would likely support more single family homes, especially considering the proximity to the Central Business District.

Infrastructure

Existing public infrastructure in the area, roads, utilities, and schools, is able to accommodate the additional demand and should not adversely impact the public infrastructure in the area. However, there are numerous design features within the development which may prove to be problematic in the future, after the developer has finished and turned the development over to the homeowner's association. These are issues that have come up in the past with similarly dense developments and require variances from adopted codes:

- Homes accessed off of private roads/alleys that do not meet City design standards (20' minimum width for two way, 14' minimum width for one way)
- Tight turning and centerline radii
- Lack of turnarounds
- Parking deficiency – townhomes do not contain 20' long driveway pads as required in PRD-SF zoning standards.

Marietta City Schools predicts this project to generate an additional eighteen (18) students into the school system. The elementary and middle schools serving this area, West Side Elementary and Marietta Middle School, are nearing capacity. Marietta High School is under capacity at the current time. If the children attending the school system from this development are younger, then the development will have a more substantial impact on the school system than if they were high school age.

According to City Code 5-4-160 A.-F. Underground Utilities: *All utility and telecommunication companies installing or relocating utility facilities in new residential, commercial or industrial subdivision developments within the corporate limits shall place all utilities underground.* The Detail Plan depicts utility poles located in proposed islands between parallel parking spaces – and is not allowable per City Code.

History of Property

The property at 345 Fort Street was rezoned from R-4 to PRD-MF in February 2010 after the property was acquired by Marietta Housing Authority. The property was intended to serve as a surface parking lot for the Fort Hill Community. Otherwise, there is no history of any rezonings, variances, or Special Land Use Permits granted for these properties.

Other Issues

JW Homes, LLC is requesting detailed plan approval in conjunction with the rezoning request. Staff has reviewed the set of plans submitted with the rezoning application; comments are attached. However, due to the number of issues found during this first review, staff does anticipate receiving a revised set of plans prior to the Planning Commission hearing meeting on June 2nd. Once staff has reviewed the revised plans, a copy of the plans and a revised report will be provided for the Planning Commission.

ANALYSIS & CONCLUSION

JW Homes, LLC is requesting the rezoning of Fort Hill Homes from PRD-MF to PRD-SF so it may be developed into a 56 - unit single family development. JW Homes, LLC is the current builder of Meeting Park; and is set to acquire this property from the Marietta Housing Authority. The three properties, 306 & 321 Lemon Street and 345 Fort Street, total 6.32 acres and are currently vacant; Fort Hill Homes was demolished in 2013.

The proposed density of the development will be around 9.7 units/acre - with the floodplain and right of way deducted. Residential uses are encouraged near the central business district so residents are closer to employment centers, community activities, events, and retail; and thus, higher residential densities should be encouraged. Recent residential development nearer to the Square have densities ranging from 4.3 (Montgomery Park) to 11.6 (Meeting Park).

The submitted plan proposes the construction of twenty three (23) units on the parcel north of Lemon Street (321 Lemon Street), thirty two (32) units in the block bound by Fort, Cole, and Lemon Streets, and one (1) unit on the east side of a new, private drive connecting Lemon and Fort Streets. All of these streets are classified as local roads, although Cole Street experiences much more traffic than the others. Environmental impacts and internal infrastructure configuration are the two biggest concerns with the layout proposed on the detailed plan. The plan shows improperly drawn floodplain boundaries, development within the City stream buffers, a shortage of required parking, tight turning and centerline radii, inadequately wide streets, and missing turnarounds. However, the applicant is requesting approval of the detailed plan in conjunction with the rezoning application.

The future land use designation for these parcels is medium density residential (MDR), which is suitable for residential projects ranging from three (3) to six (6) units per acre. Although the proposed density for Fort Hill exceeds that specified for MDR, the future land use category for these parcels does not take into account the proximity to the central business district and biggest activity center in the City. It will also serve as an appropriate transition to the lower density residential areas located along Roosevelt Circle to the north and Lemon and Fort Streets to the east. As a result, this rezoning proposal is supported by the City's Comprehensive Plan.

Prepared by: Shelly Jones

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes – on the existing streets
If not, how far is the closest water line?	---
Size of the water line?	6"
Capacity of the water line?	Variable based on condition
Approximate water usage by proposed use?	22,400 GPD

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes – on existing roads
If not, how far is the closest sewer line?	---
Size of the sewer line?	6"
Capacity of the sewer line?	Variable based on condition
Estimated waste generated by proposed development?	22,400 GPD
Treatment Plant Name?	R.L. Sutton
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	YES
What percentage of the property is in a floodplain?	5% +/-
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	YES – within the streambanks
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	YES
Are there other topographical concerns on the parcel?	NO
Are the storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

Transportation

What is the road effected by the proposed change?	Cole Street, Fort Street, Lemon Street
What is the classification of the road?	Cole Street: Local Fort Hill Street: Local Lemon Street: Local
What is the traffic count for the road?	---
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	YES
Transportation improvements in the area?	NO
If yes, what are they?	---

- **Site Plans will be required for construction.** Plans must include, driveways, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent property), stormwater quality, and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain.
- Curb ramps with crosswalks to be located at all intersections within City ROW, or across private alleys. Show crosswalks, ramps, and stop signs. All crossings of streets must be at stop conditions (intersections).
- Sidewalks along Fort Street, Cole Street, and Lemon Street are to be minimum 5-ft. plus 2-ft. grass strip. No grass strip at parallel parking; sidewalk must abut curb.
- The plans show the 25-ft. and 50-ft. stream buffers measured from centerline of creek. This is incorrect per City Code and State law. The buffers are measured from "wrested vegetation" which is approximated from top of bank. The 75-ft. impervious area setback is not shown on the plans. It appears that units 30 & 31, 29, and 3 - 4 garage units lie within the stream buffers and/or the impervious area setback in violation of City Code. Sidewalks may not be within the buffers or setback. Proposed impervious areas on the footprint of existing impervious areas are "grandfathered" and will not require a variance by City Council. Submit a separate plan showing existing and proposed conditions in buffer areas.
- The floodplain is shown as it is on the aerial. Please follow the Cobb GIS elevations matched to the floodplain to use with the plan contours. Currently, the floodplain shown crosses several contours multiple times.
- There is no stormwater detention denoted on the plans. Design to be in compliance with City Code and the GSWMM.
- Minimum curb radius is 25-ft. for roads or alleys per City Code 730.01.I.3.b. However, the Fire Department may require a greater curb radius, based upon Life Safety Code.
- For off-street parallel parking at all locations other than Cole Street, minimum width from edge of travel-way to face of curb is 8.5-ft. and may be inclusive of the gutter width.
- For off-street parallel parking on Cole Street, minimum width from edge of travel-way to face of curb is 9.5-ft.
- Parallel parking spaces require a minimum length of 22.5-ft. If angled curb is utilized or omitted, the minimum length for end spaces will be 20-ft., not including the taper.
- All existing city streets having less than a width of 24-ft. from back-of-curb to back-of-curb shall be widened. The minimum widening shall accommodate a travel-way that is 12-ft. from centerline towards the development side or 20-ft.

from the opposite curb face, whichever provides the greatest widening. Gutter shall be outside of the widened section.

- All intersections must meet AASHTO sight distance requirements. In cases where the sight line is not contained within the ROW, a sight distance easement will be required. If the sight distance requirement is satisfied, a mitered ROW is not required at Cole Street and Fort Street. Areas of concern include, but are not limited to, reduced centerline radii locations, corner lots, tree locations, and access points along Fort Street, Cole Street, and Lemon Street. Ensure that landscaping does not conflict with sight distance requirements.
- The Department of Public Works does not support a variance for primary access on any private or public road less than 20-ft. in width of travel-way (excluding curb and gutter). All primary access must be from a public or private street.
- Private driveways accessed from Cole Street will not be permitted.
- All easements for storm sewer, sanitary sewer, potable water and other utilities must have a minimum width of 20-ft. A minimum width of 40-ft. is required for all utility/access easements unless otherwise approved by Marietta Water and Power.
- **Variance Required:** The dead-end road (30 – 34, 18 – 20, 21 – 22, between two car garages fronting Cole Street, and lots 12 & 13.) City Code section 730.01.E requires all streets with a closed end to have a cul-de-sac with an 80-ft. minimum roadway diameter and a 100-ft. right of way diameter. Since the roadway is short and serves a limited number of units, Public Works will consider support of a variance for alternate turnaround. If Fire access and/or sanitation truck access are required, the turnaround must be sized to accommodate an SU-30 vehicle. If the Fire Department does not require a turnaround, the sanitation roll carts are serviced at the curb side of Lemon Street, and a “No Trucks” sign is placed at the entrance from Lemon Street, the turnaround must be sized to accommodate a Passenger Vehicle meeting ITE standards. All turnarounds must be striped and signed for “No Parking”.
- All lots must be accessed by a public or private street per City Code 716.06. For lots solely accessed by a road not satisfying City street standards, a variance by City Council will be required.
- **Motion required:** Per City Code 716.06, all developments for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting as a separate item on the agenda.
- **Variance Required:** Roadways with a 90-degree turn will not be permitted. City Code section 730.01.H requires all roadways to have a minimum centerline radius of 100-ft., which also applies to alleys.
- Two-way alleys must have at least a 20-ft. wide travel-way. One-way alleys have a minimum required travel-way of 14-ft. per City Code.
- **Variance Required:** All alleys must have “No Parking” signs posted per City Code 716.06. The Fire Department may require additional “no parking” zones.
- **Variance Required:** Numerous lots are not accessed by a roadway width meeting City street standards as required by City Code, including the following: 26 – 29,

30 – 34. Only if the travel-way is at least 20-ft. in width will Public Works consider support of a variance for primary access to any lot via a roadway not meeting City street standards.

- **Variance Required:** Parking in public ROW is shown at many locations. Public Works supports parking in public ROW as long as the spaces are striped outside of the travel-way, are in addition to those required for the development, and are permitted for public use.
- **Variance Required:** Proposed impervious areas within the City 50-ft. stream and 75-ft. impervious buffer areas and outside the footprint of existing impervious areas will require a variance by City Council.
- **Variance Required:** Any land-disturbing activity including demolition within the 25-ft. State Waters buffer will require a variance by the Georgia Environmental Protection Division.
- An enlargement drawing on DP-1 depicts a cart corral at the intersection of an alley and Cole Street. This poses a sight distance problem. Additionally, the accessibility of the cart corral is problematic from on-street parking. Corrals or pads cannot be blocked by parking spaces.
- If carts are stored in an alley or garage and brought to the roadside pad, no corral is required. If carts are stored in corral beyond service day, corral must block view of carts from street while not obstructing sight distance.
- Per City Code 5-4-160 A. – F. Underground Utilities. All utility and telecommunication companies installing or relocating utility facilities in new residential, commercial or industrial subdivision developments within the corporate limits shall place all utilities underground. The Detail Plan depicts utility poles located in proposed islands between parallel parking spaces – and is not allowable per City Code. Clearly identify utility poles and overhead lines on plan, labeling existing poles to remain.
- Add note to Detailed Plan and Final Plat: Building and site plot plan is required to be submitted for review prior to issuance of any building permits.
- All public and private street names and other roadway traffic control signs must be installed per City standards. Signage must be approved by the Public Works Director, or designee, for the specific District, if applicable, in which the development is located and whether it is a public or private street. Street sign poles shall be square Uni-strut to match poles installed by the City or be a decorative style as approved by Public Works.
- Provide an SU-30 tracking plan for all roadways within and immediately adjacent to the proposed development.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? _____

Distance of the nearest station? _____

Most likely station for 1st response? _____

Service burdens at the nearest city fire station (under, at, or above capacity)? _____

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School Zone Servicing Development: West Side Elementary

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School: 500 - 600

Current Capacity at Marietta Sixth Grade Academy: 800 - 900

Current Capacity at Marietta Middle School: 1,300 – 1,400

Current Capacity at Marietta High School: 2,500 – 2,600

Current Enrollment at Servicing Elementary School: 519

Current Enrollment at:

- Marietta Middle School: 1,318
- Marietta High School: 2,031

Number of students generated by present development: 0

Number of students projected from proposed development: 18

New School(s) planned that might serve this area: None Scheduled

Comments:

34 Single Family & 22 Townhouses

TO: Marietta Daily Journal
FROM: City of Marietta
RUN AD DATE: May 15, 2015

PUBLIC NOTICE OF REZONINGS AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings by the Planning Commission on **Tuesday, June 2, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, June 10, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-18 [REZONING] JW HOMES LLC (MARIETTA HOUSING AUTHORITY) requesting rezoning for properties located in Land Lots 1161 and 1216, District 16, Parcels 0950, 0010, and 0160, 2nd Section, Marietta, Cobb County, Georgia and being known as 306 & 321 Lemon Street and 345 Fort Street PRD-MF (Planned Residential Development – Multi Family) to PRD-SF (Planned Residential Development – Single Family). Ward 5.

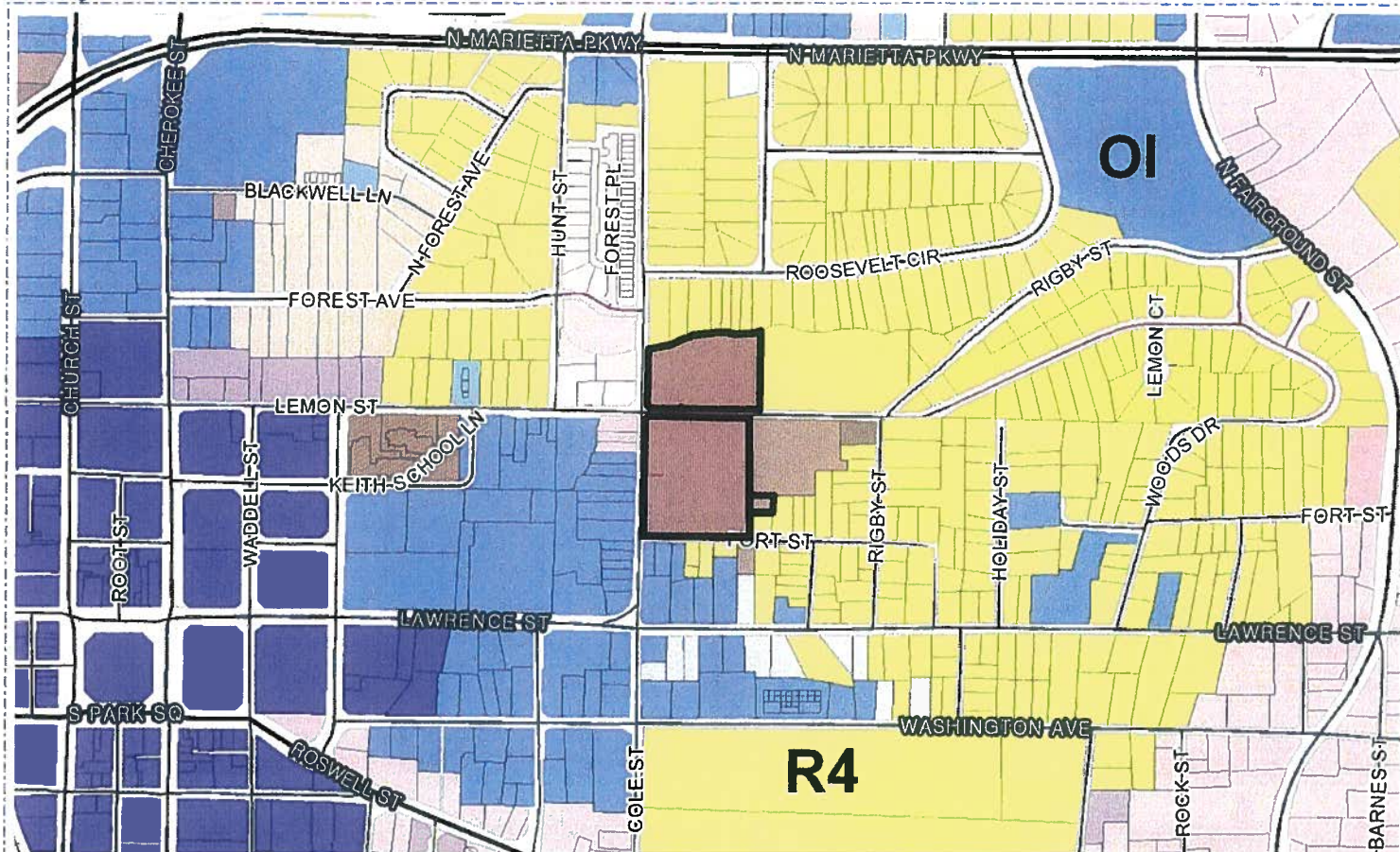
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
321 LEMON ST	16116100950	2.385	5A	PRD_MF	MDR
306 LEMON ST	16121600010	3.713	5A	PRD_MF	MDR

Property Owner: Marietta Housing Authority

Applicant: JW Homes, LLC

Proposed Zoning: PRD-MF

Agent: J. Kevin Moore, Esq

Proposed Use:

Planning Commission Date: 06/02/2015

City Council Hearing Date: 06/10/2015

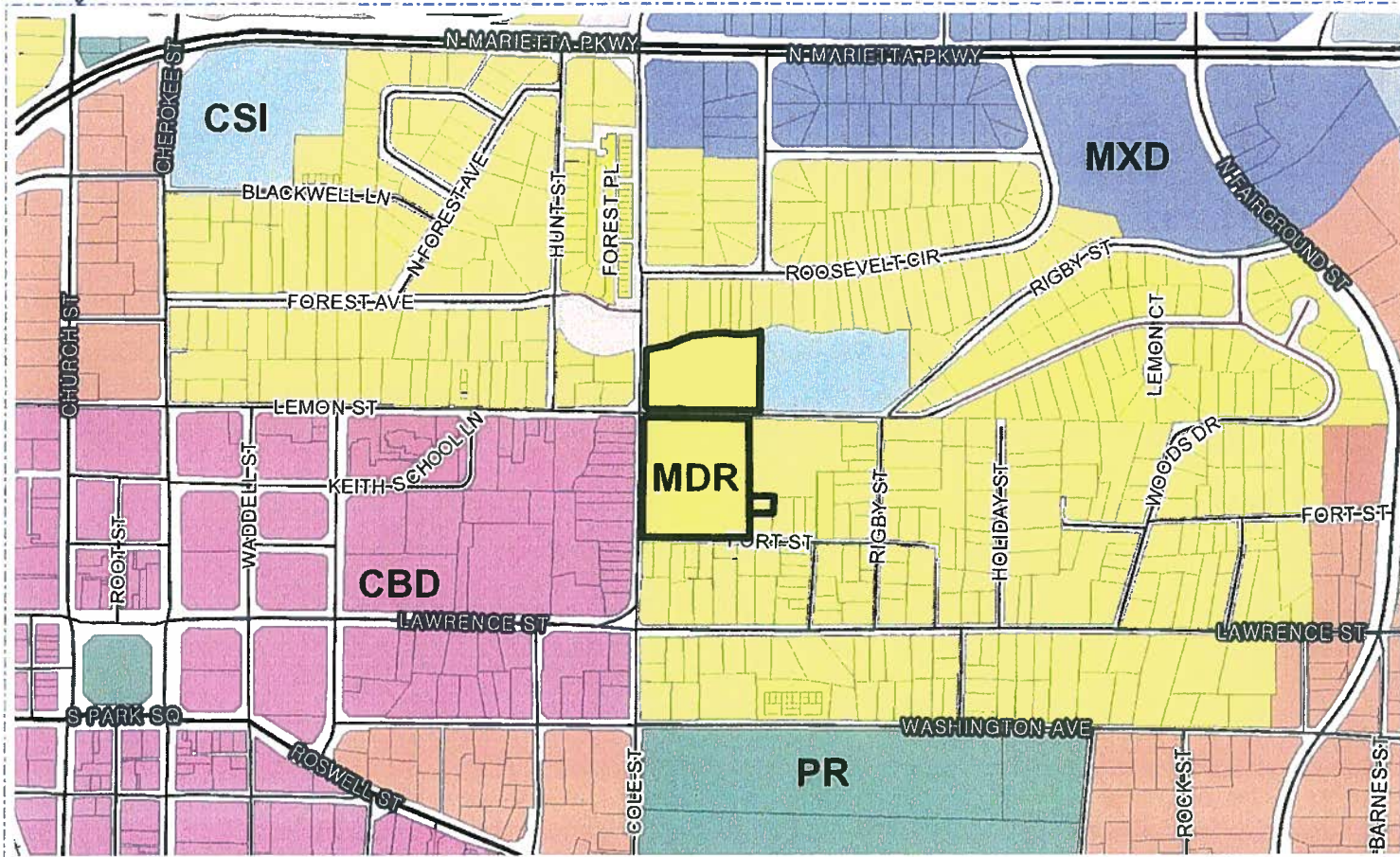
Case Number: Z2015-18

















City of Marietta Planning & Zoning

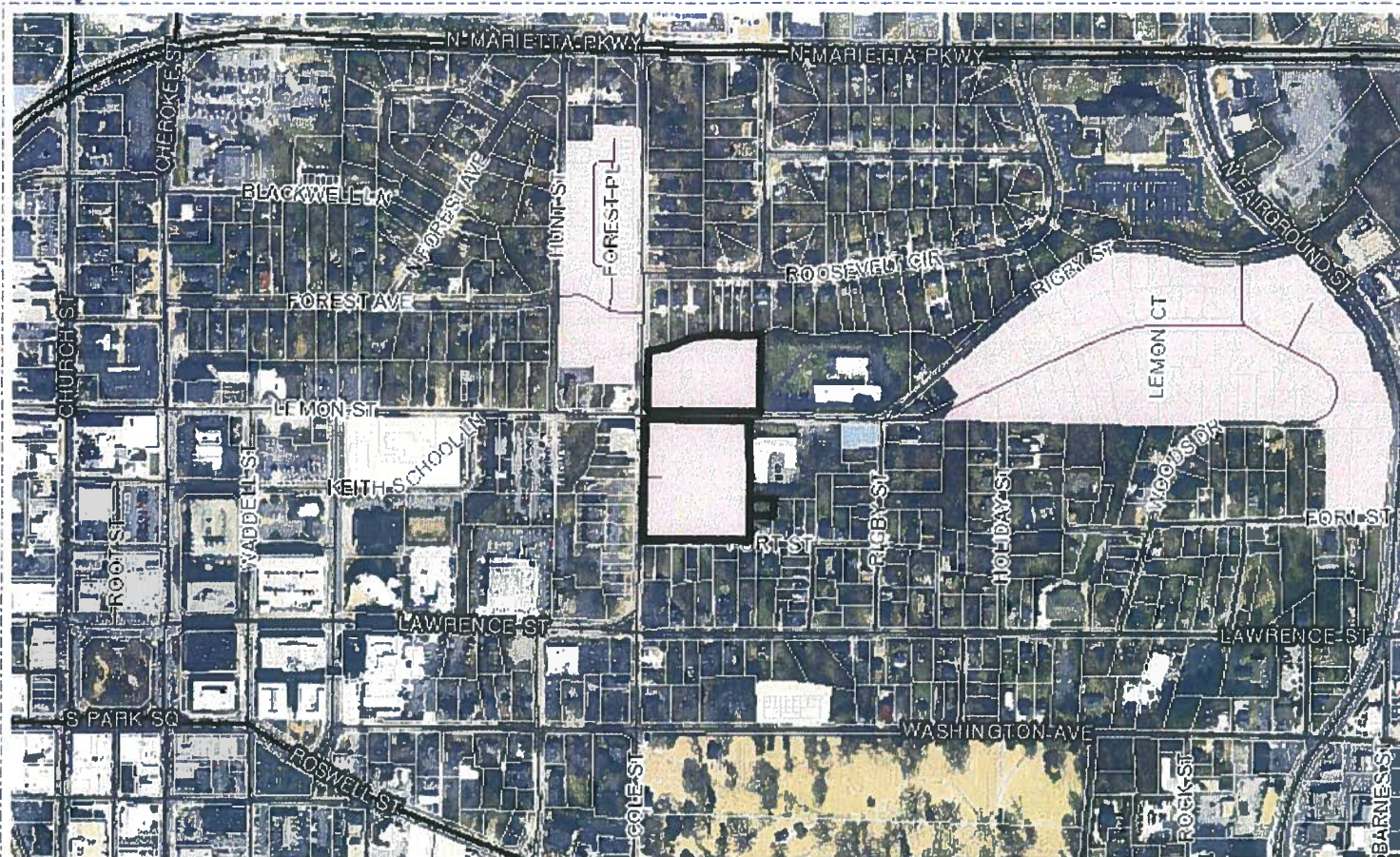
Zoning Symbols

-  Railroads
-  City Limits
-  Cobb County Pockets
-  NA
-  R1 - Single Family Residential (1 unit/acre)
-  R2 - Single Family Residential (2 units/acre)
-  R3 - Single Family Residential (3 units/acre)
-  R4 - Single Family Residential (4 units/acre)
-  RA4 - Single Family Residential - Attached
-  RA6 - Single Family Residential - Attached
-  RA8 - Single Family Residential - Attached
-  MHP - Mobile Home Park
-  PRD-SF - Planned Residential Dev. Single Family
-  RM8 - Multi Family Residential (8 units/acre)
-  RM10 - Multi Family Residential (10 units/acre)
-  RM12 - Multi Family Residential (12 units/acre)
-  RHR - Residential High Rise
-  PRD-MF - Planned Residential Dev Multi Family
-  NRC - Neighborhood Retail Commercial
-  CRC - Community Retail Commercial
-  RRC - Regional Retail Commercial
-  PCD - Planned Commercial Development
-  LI - Light Industrial
-  HI - Heavy Industrial
-  PID - Planned Industrial Development
-  MXD - Mixed Use Development
-  CBD - Central Business District
-  OIT - Office Institutional Transitional
-  LRO - Low Rise Office
-  OI - Office Institutional
-  OS - Office Services
-  OHR - Office High Rise

Future Land Use






Address		Parcel Number	Acreage	Ward	Zoning	FLU
321 LEMON ST		16116100950	2.385	5A	PRD_MF	MDR
306 LEMON ST		16121600010	3.713	5A	PRD_MF	MDR
Planning Commission Hearing Date: 06/02/2015					Future Land Use Symbols --- Railroads  City Limits  Cobb County Pockets  RAC - Regional Activity Center  CAC - Community Activity Center  NAC - Neighborhood Activity Center  CBD - Central Business District  MXD - Mixed Use Development  CSI - Community Service and Institutional  HDR - High Density Residential  MDR - Medium Density Residential  LDR - Low Density Residential  OSC - Open Space / Conservation  PR - Parks / Recreation  IW - Industrial Warehousing  IM - Industrial Manufacturing  TCU - Transportation and Utilities	
City Council Hearing Date: 06/10/2015						
Future Land Use: MDR						
Case Number:						
Comments:						
City of Marietta Planning & Zoning						



Address	Parcel Number	Acreage	Ward	Zoning	FLU
321 LEMON ST	16116100950	2.385	5A	PRD_MF	MDR
306 LEMON ST	16121600010	3.713	5A	PRD_MF	MDR

Property Owner:	Marietta Housing Authority
Applicant:	JW Homes, LLC
City Council Hearing Date:	06/10/2015
Planning Commission Hearing Date:	06/02/2015
BZA Hearing Date:	Case Number: Z2015-18
Comments:	
City of Marietta Planning & Zoning	

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets

GP-1	PRELIMINARY	519.007
COMMENTS		
COMPLE NUMBER		

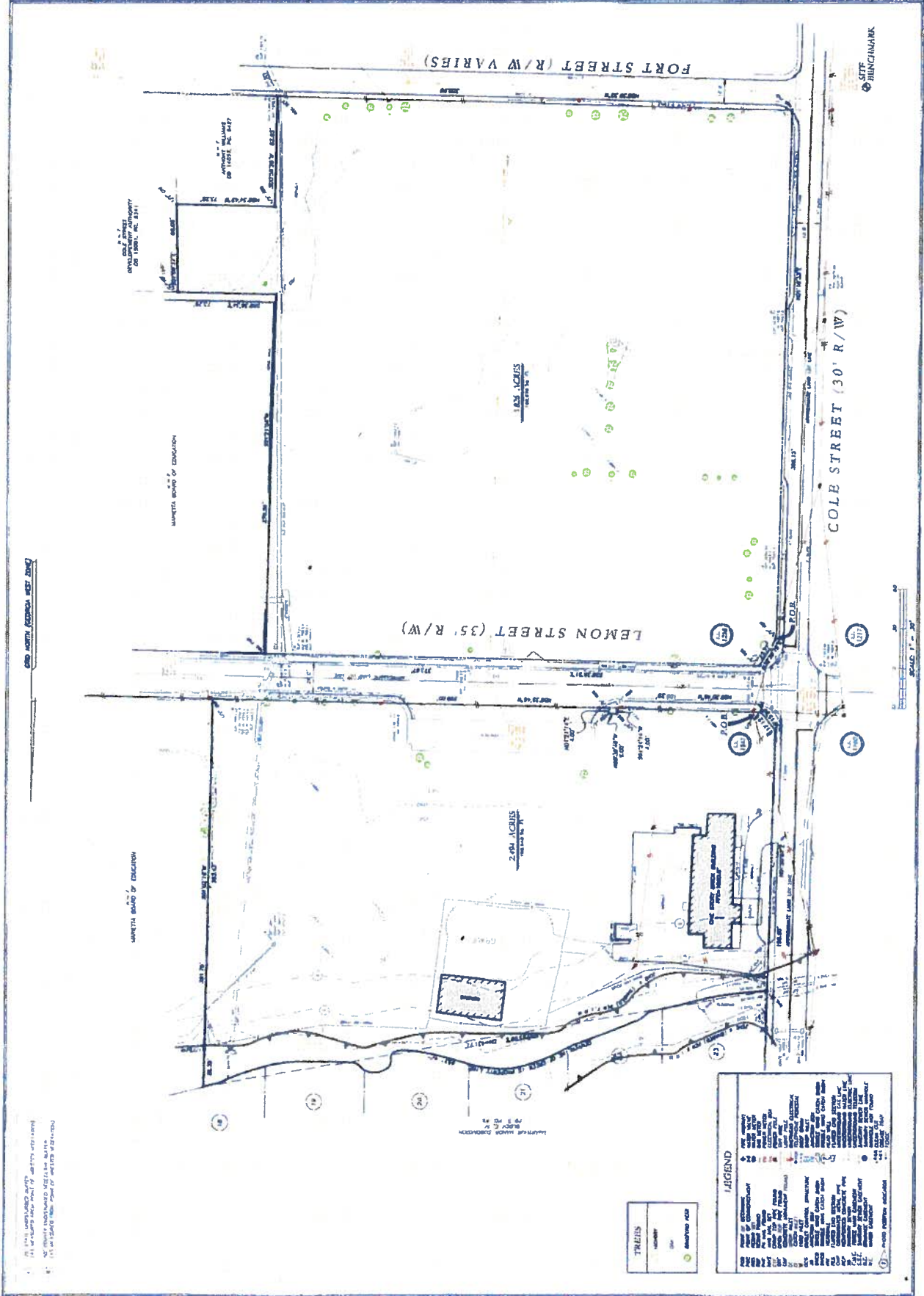


6	3,827	22	3,391
6	3,368	23	3,792
7	3,251	24	3,893
8	3,790	25	4,033
8	3,644	26	3,644
10	3,644	27	3,382
11	3,329	28	3,382
12	3,645	29	3,897
15	4,909	30	3,724
16	4,718	31	3,816
18	4,711	32	3,630
16	4,711	23	3,638
17	5,898	34	3,514

NOTES:

- 1) THE FUTURE FLOODPLAIN IS BASED ON THE CORN COUNTY ONE MILE-YEAR FLOODPLAIN.
- 2) SURVEY REFERENCE: ASSESSMENT AND EXISTING CONDITIONS IS BASED ON AVALANCHE SURVEY TITLED "RWA ACQUISITIONS LLC" DATED: 3/15/2014, BY CORNING LAND SURVEYING, LLC.







**JWH ACQUISITIONS, LLC
A DELAWARE LIMITED
LIABILITY COMPANY**

LOCATED IN
LAND LOTS 1161 & 1216
16th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA

MARCH 4, 2015

Gunnin
LAND SURVEYING, LLC

1875-1900 Years Before Christ, Part 1: LEP
 JANUARY, CA 90135
 141 070 820 7382
 145 472 680 6131
 www.gutenberg.org/etext/1875-1900
 Lead Teacher: Tim, 1800 M.A. 1875-1900

[illegible]

**Know what's below.
Call before you dig.**

PROPERTY LINK DESCRIPTION

[illegible]

ALL FOUR TRUCKS DEPARTED AT 1:40 PM AND WERE IN LAKE MEAD 1:45 PM. THE FOUR TRUCKS, THE SCHOOL CITY OF CHICAGO, CHICAGO, AND WERE THERE, PARTICULARLY ACCORDING TO POLICE.

The first of these was located at a 1/2" scale road at the intersection of the highway and a street (S.W. R/V) and the second was located at a 1/2" scale road at the intersection of the highway and a street (S.E. R/V).

[illegible]

PHOTO DOWNSIDE 540 SOUTHLY HIGH 47-48-49 ALONG LAY SOUTHLY
IN THE LANE OF WESTERN BOARD OF EDUCATION INC. PROGRAM
COLLEGE AND GRADUATE
EDUCATION 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078

Only use these tags:

THE LATEST IN AIRCRAFT MATERIALS (308) 748-7277 OR 64-2772
NORTH ALONG THE BOUNDARY OF THE TOWN OF MARYLAND WITHIN THE
POLYMER AND COMPOSITE MATERIALS AND COMPOSITE MATERIALS
AND THE LATEST IN AIRCRAFT MATERIALS (308) 748-7277, 1330 11TH RD. A
NORTH ALONG THE BOUNDARY OF THE TOWN OF MARYLAND WITHIN THE
POLYMER AND COMPOSITE MATERIALS AND COMPOSITE MATERIALS

[illegible][illegible]

GENERAL NOTES

THE BUREAU HAS AGREED TO COOPERATE WITH THE FEDERAL CHAMBER FOR PROPERTY RIGHTS IN GEORGIA AS SET FORTH IN CHAPTER 104-7 OF THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ARCHITECTS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OF 1964, 1965-67.

THE PLANT IS BELIEVED TO BE A FIELD BURN. THE TENDRONS WERE
AND A PINE TREES WERE BURNED. THE TENDRONS WERE BURNED
THE COMBUSTION METHOD.

2 - THURSDAY BRILLIANT
17TH DAY NO APPROPRIATE WEATHER
18TH DECEMBER 1973

[illegible][illegible]

the, testing plan and the estimated costs. The testing plan and the estimated costs are developed by the test engineer and the test engineer is responsible for the test results. The test results are used to determine the test results and the test results are used to determine the test results.

ALBERT
CHONG TAIYI PRODUCTION OF THE STATE PHASE COMBINATION
OF CHINESE AND AMERICAN ARE A RECOMMENDATION
TO THE NATIONAL BOARD OF FILM ARTISTS
FOR THE YEAR 1960

[illegible]

THE DIRECTOR OF ARMED CORPS, ALTHOUGH INFORMED THAT THE CONTRACTOR'S NAME WAS "JOHN J. SMITH," ADVISED THAT THE NAME OF ANY OF HIS MEN WAS "JOHN J. SMITH," AND THAT THE CONTRACTOR'S NAME WAS "JOHN J. SMITH."

CONFIDENTIAL TRANSMISSION
THIS MESSAGE CONTAINS INFORMATION OF A CONFIDENTIAL NATURE
AND IS NOT TO BE RELEASED TO THE PUBLIC OR TO ANY OTHER
PERSON WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE
OFFICE OF THE DIRECTOR OF THE FBI.

THE EXCITATIONS

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-11-2001 BY 60322 UCBAW

11. Chief Clerk Peter Henry, Jr., 4411 17th Ave. W., Seattle, Wash., advised Agency in the City of Seattle, dated March 6, 1968, that he had been contacted by a man who appeared to be a black man, who was in the area of the Seattle office.

THE CITY OF NEW YORK
COUNTY OF NEW YORK
OFFICE OF THE CLERK OF THE SUPREME COURT
IN SENATE BUILDING
ALBANY, NEW YORK 12222

NO ANSWER TO 128-67-12008 LETTERS ABOUT THE SLIPPER
 BOARDS SPECIALLY MADE
 VALUE: NONE ALSO IN CLOSET ONE AND 12 ANOTHER ETC.

14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849,

PLEASE RETURN TO PAGE 22, ANSWERING QUESTIONS

META-ANALYSIS CITATION

[illegible][illegible]

1157 7 10/11/11 11/11/11 11/11/11

4. L. BAKER, L.S.
GRAND NATIONAL LAW SOCIETY #1073



ALTA/ACSM LAND TITLE SURVEY FOR

**JWH ACQUISITIONS, LLC
A DELAWARE LIMITED
LIABILITY COMPANY**

LOCATED IN
LAND LOTS 1161 & 1216
6th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA

MARCH 4, 2015

Gunnin

LAND SURVEYING, LLC
136 WILBERT'S LANE DR., SUITE 104
JANESVILLE, IA 52031
TEL 648-680-7552
FAX 648-680-7553
www.land-surveying.com
Land Surveyors/Plumbers/Builders, LLC

[illegible]

PROPERTY LINE DESCRIPTION

[illegible]

SOUTH TRACT

[illegible]

GENERAL NOTES

[illegible][illegible]

STUDY EXCLUSIONS

[illegible][illegible]

213